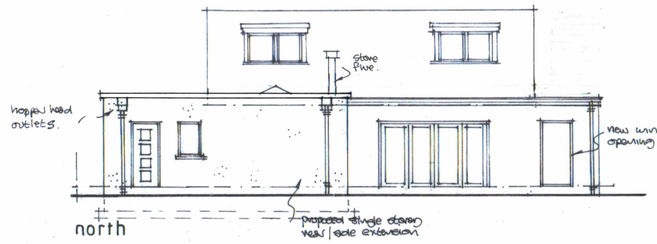
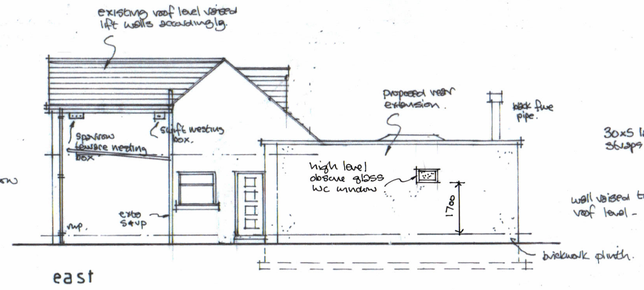
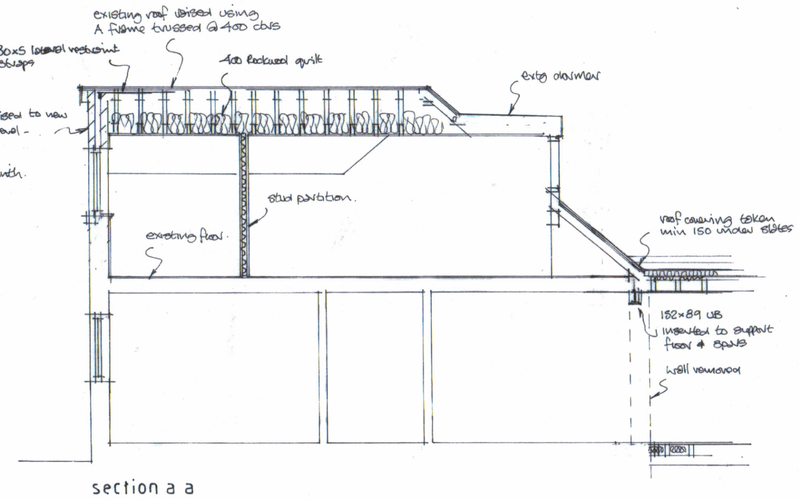
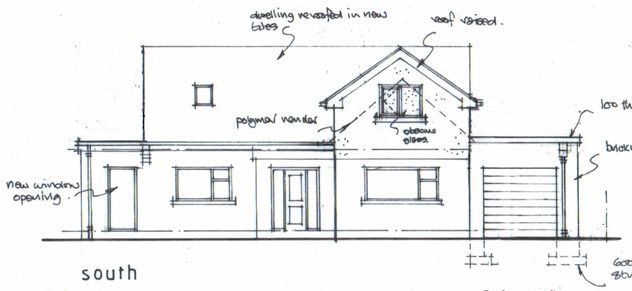
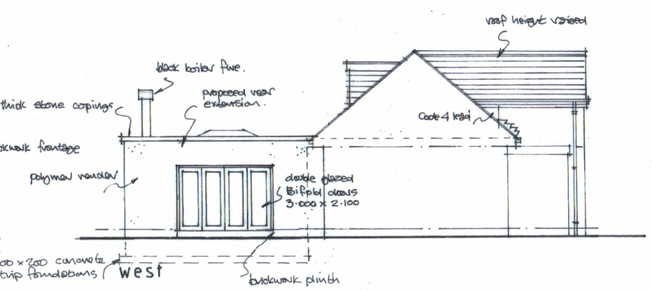










Heating
Extend existing central heating into new areas and provided suitably sized feature radiators or under floor heating system. All gas installation to be carried out to Gas Safe regulations.

If a new Heating Boiler is installed it should have a minimum SEDBUK efficiency rating of 95%.
Clean burn stove to have non-combustible hearth min 300 projection and twin walled metal-bestos type flue taken through roof and fitted with storm collar or taken through and up wall externally flue to comply with Part J of the Building Regulations.
Room to have suitably sized combustion air brick and all installation to be carried out by qualified heating engineer to HETAS regulations.
A mains wired CO2 detector /alarm to be install with room housing appliance linked to house smoke alarm system.

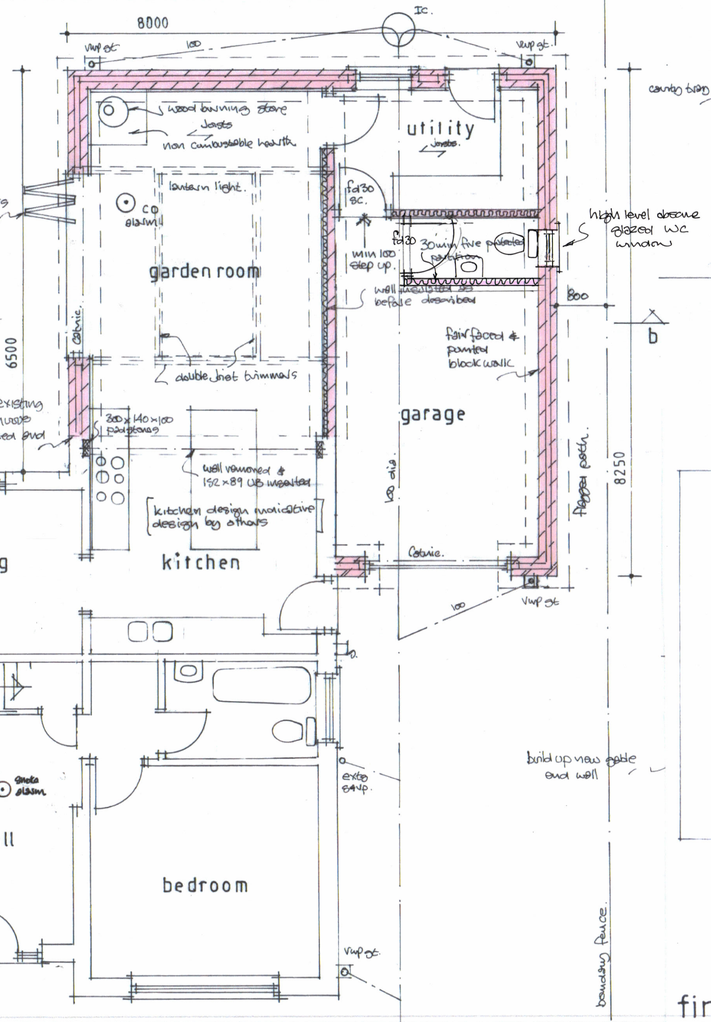
Electrical
All work to be carried out in accordance with IEE regulations and relevant codes of practice by qualified electrical engineer or person approved by a government competent person scheme. All equipment to be to British Standard. MCB's to be installed and RCD protection to be provided to power circuits.
Accessible switches and sockets to be between 450mm and 1200mm from finished floor level in accordance with Approved document M Section 8. All new lighting to be low energy type design to be agreed.

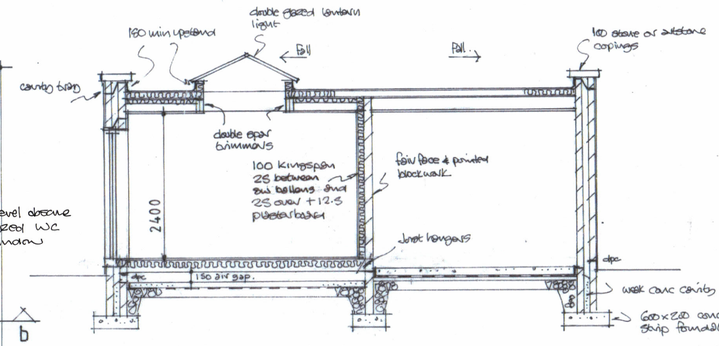
Smoke alarm
If not already installed then a mains powered linked smoke alarm is to be installed with detection withing ground floor hallway and first floor landing.

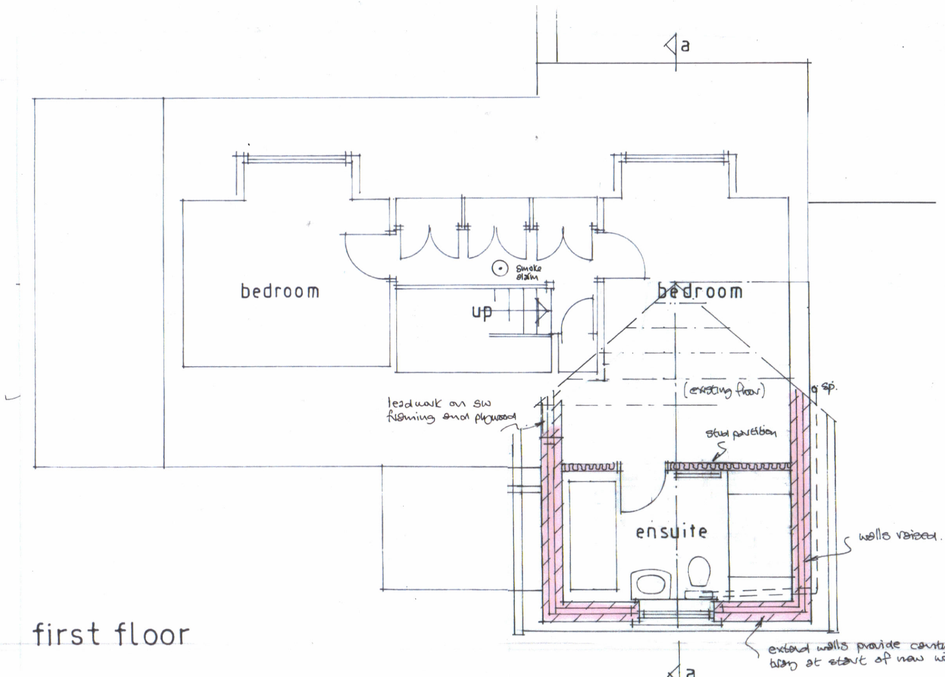
Flat roof
To be single ply roofing system such as Fibreglass or Trocal on min 100 Kingspan Thermaroof TR26 or equal on 15mm Exterior grade plywood or OSB on sw firings to falls on 220x50 C24 sw joists at 400 ctrs additional 50mm layer of Kingspan tight to underside of decking board. Provide strutting mid span. Trim out for double glazed rooflight using double spar trimmers.
Roof membrane to have min 150 upstand and code 4 lead cover flashing linked to cavity tray. Provide lined Hopper head type roof outlets.
Provide 30x2.5 gal MS holding down straps at 1.6m ctrs

Roof over ensuite
Concrete tiles on 38x19 treated laths on breathable on premade A Frame type trusses designed by manufacturer at 400 ctrs 100 Kingspan insulation between and 50mm under min 25 air gap and Flyproof eaves vents fitted. Trusses to be braced in accordance the manufacturers design. Valley gutters to be Code 4 lead on sw valley boards.

Steel Beams
To have 12.5 Gypsum Fireline board and skim protection where supporting elements of structure and min 300x140x100 concrete padstones.







Notes
[All works to be in accordance with the current building regulations]

Foundations
To be 600x200 concrete strip foundations unless otherwise agreed min 900 deep all to be agreed on site with Building Inspector.

Floor construction
22 flooring grade chipboard with glued joints on 200x50 Joists at 400 ctrs with strutting mid span insulated with 100 Kingspan or equal fixed between joists Min 150 clear air gap under joists. 100 oversite concrete on 1200 grade visqueen dpm on 150 blinded and consolidated hardcore. Underfloor area to be vented with 215x75 telescopic air bricks at 2m ctrs with cavity trays over.

New external walls
To be 102 facing brickwork to match or polymer render on concrete blockwork 100 cavity 100 concrete block and 50 Kingspan TW 50 or equal cavity insulation held back with retaining washers 62.5 Polyurethane/ plasterboard laminate dry lining. Horizontal and vertical dpc's/thermal breaks to be provided at heads cills and reveals (thermal break detailing to be in accordance with Government accredited details). Provide perp weeps to cavity trays. Stainless steel wall ties to be provided at 750 horizontal ctrs and 450 vertical ctrs and every block course at reveals. Cavity to be closed at eaves.
New walls to be bonded into existing cavity to be continuous or mechanical fixing strip used and saw cut with dpc inserted.
Dpm brought up cavity if ground level is less than 150 below floor level.

Lateral restraint
30x5 galv m/s lateral restraint straps to be provided at roof level fixed to 3no joists and built into walls at 2m ctrs.

Cavities
To be kept clean as work proceeds cavity trays to be provided above all new openings.

Lintels
To be Catnic or similar and approved unless otherwise agreed.

Bifold Doors
To be high performance powder coated aluminium triple glazed in Pilkington K Glass unless otherwise agreed. Min U value of 1.4

Window
To be be high performance upvc to match existing with min U Value of 1.4w/m2 fitted with trickle vents.

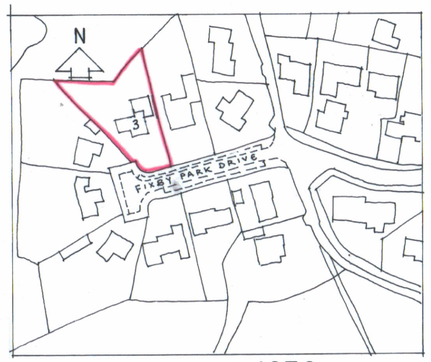
Skirtings and architraves
To be softwood to match existing unless otherwise agreed.

Glazing
All new glazing in critical locations to be toughened or laminated glass ie. In doors side screens or windows less than 800 above floor level.

Drainage
Any new drains within domestic curtilage to be Polypipe plastic or equal laid to min 1in 40 falls for 100dia with granular bed and surround unless otherwise agreed. Any drains taken under floors to have 150 granular surround and lintels over where taken through or under walls. Drains in vehicular areas or in gardens where less than 600 cover can be achieved are to have concrete protection slab over. Any diversion of any existing land drains crossing the site to be carried out using pipes to match existing diameter all to be agreed on site with building inspector. Gullies to be inspection pattern.
New shallow inspection chambers to be preformed polypropylene type fitted with light duty covers in gardens and medium duty in private vehicular areas Size in accordance with Table 8 BS 8301:1985.
All alterations to drains to be agreed on site with inspector after investigation on site.

Stud partitions
Ensuite partition to be min 75x50 studs at 400 ctrs wth 12.5 plasterboard and skim both sides and 80 Rockwool infill, partition between garage and utility tto be 100x50 studs with 100 Kingspan infill and to have 12.5 Fireline board and skim to garage side.

Ventilation
Kitchen to have 65lt/sec mechanical ventilation Utility to have 30lt/sec and ensuite to have 15lt/sec. Ensuite fan to be fitted with timed over run.



location plan 1:1250

Revision	Date
A As built drawing including new obscure glazed wc high level window in east elevation.	9/2025

All dimensions to be verified on site and the practice informed of any discrepancy?

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Mr & Mrs Canning

Drawn	Date	Scale
	1:2025	1:50 1:100

Proposed extension and alterations to 3 Fixby Park Drive Huddersfield HD2 2NN

Drawing
Plans as proposed

Job No.	Drawing No.	Rev.
	2	A